

**Planning Board Meeting
Held
May 5, 2025**

The meeting was called to order at 7:00 p.m. at the Limington Municipal Complex by Chair, Joyce Foley. Planning Board members present: Joyce Foley, Darryl Hubbard, Pete Langevin, Bob Gervais, Victoria Kundishora and Grace Davis.

Staff present: Donna Sawyer, Planning Board Secretary and Craig Galarneau, Code Enforcement Officer

Others present: Ralph Addonizio, Novel Energy Solutions, Andy Morrell, BH2M Engineering and Trevor and Rebecca Lee.

Agenda Items

1. Update for Solar Farms at 196 Hanscom School Road and 697 Sokokis Avenue
2. Conditional Use Permit for 187 Doles Ridge Road for construction for Blaze Brewery, Map R-2, Lot 7.1 – Andy Morrell, BH2M
3. Review minutes of March 17, 2025
4. Other Business

196 Hanscom School Road Solar Site

Ralph Addonizio, Permitting Manager, Novel Energy Solutions, came forward and said the size of the two projects mentioned above has decreased. He said each site will have 3,000 panels and set on a tracking system that follows the sun. Total development will be .96 acres (impervious surface of poles only) where the panels set, and total area cleared will be 12.92 acres. The clearing of the trees is necessary to have enough sun for the panels to operate.

Mr. Addonizio said the company name and emergency phone number will be posted near the double gate. Once a month, someone will check the site to see if everything is okay. All of the sites are remotely monitored and if a panel is not working correctly, someone is sent to the site to fix the issue(s).

The wire fence is about 8 ft. high and about 1 ft. above the ground that allows small animals to move through the area. The site is owned by Novel Energy.

697 Sokokis Avenue Solar Site

Mr. Addonizio said that once they start construction, all of the poles installed previously will be removed. The new construction will be on the other end of the site and the area of panels is much smaller.

His company is leasing the land for 25 years and has an option for another 5 years. At the end, there is a decommissioning bond that covers the cost for removal if something hinders dismantling the panels.

He referred to the trees along the fence and spoke about the trees planted as a buffer. The Code Enforcement Officer said there are 42 dead trees around the perimeter. Discussion moved to the trees removed by mistake on an abutter's land. The abutters who owned the land, Trevor and Rebecca Lee, were present and informed the members of what happened. Bob Gervais expressed concern that the replanting of trees on an abutter's property and needs an approval from the Board and become a Condition of Approval. Mr. Addonizio stated that the Conditions of Approval will be on the first page of the new plans. Bob Gervais made a motion to restore a 30 ft buffer of trees (cut by mistake), to abutters Trevor and Rebecca Lee, Map R15, Lot 5 on Rhody Brook Drive. There will be a 3-year guarantee if a tree dies, it will be replaced. Victoria Kundishora seconded the motion. All in favor and motion carried. This motion will be added as a Condition of Approval.

**Conditional Use Permit for Blaze Brewing Company to expand, Map R 1, Lot 7.1, 187
Doles Ridge Road – Matthew Haskell, applicant**

Andy Morrell of BH2M came forward to speak and said the property has approximately 101 acres. The applicant plans to build his brewery which is currently located in Biddeford and has outgrown its site. The applicant is on a tight timeline and he may have to have a temporary site again this fall as it depends on how long DEP takes to review and approve the stormwater application. The Sketch Plan was reviewed a few weeks ago and new plans are before the Board and a site walk has been held.

Small changes include:

Moved the access road 100 feet to the northeast and closer to the farm because large vehicles need to access the road and he pointed it out on the new plan.

Original plans had parking all around the brewery building. An access on the southwest side of the brewery has been eliminated.

The septic system will exist in the area where the parking was removed.

Parking has been moved closer to the brewery

Some apple trees were removed from the plan due to construction of the access road. No trees will be removed near the top of the hill.

A lighting plan has been developed. There will be a combination of lighting on the buildings and pole lighting in the parking areas. Lights are facing downward so as to not cause issues with abutters.

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The plan will require approval of a DEP Stormwater Permit and he wanted to get the Board Members' feedback tonight so it can be included in the DEP permit.

Stormwater drainage is accomplished on site with an open drainage system. There will be 3 vegetated soil filters throughout the site that will treat the stormwater.

Next, Andy Morrell asked for feedback. Chair Foley asked if there will be seating in the brewery and Andy said "No". Andy said beer tasting and drinks will be in the Annex Building.

Foley asked if water testing had been done and Andy said "yes".

Foley asked if water capacity testing had been done and Andy said there will be a drilled well and then capacity testing will be done. Depending on capacity, it may mean more wells will be drilled to meet capacity.

Bob Gervais asked about the capacity for the septic design to handle 250 gallons per day. He felt it was too small. Andy Morrell said he needs to reach out to Matt Haskell, applicant, who can advise him what is the optimum capacity for just the Blaze Brewery.

Craig Galarneau, Limington's CEO, asked about lighting on the Brewery. Andy Morrell said there will be 12 lights on the exterior of the building, 12 pole lights in the islands and the access road.

Chair Foley asked if Andy Morrell would have answers to the questions asked tonight. Andy Morrell assured her that he would have answers.

Chair Foley asked for a motion to accept the application from Matt Haskell to build Blaze Brewery at 187 Doles Ridge Road, Lot 7.1. Bob made the motion and Pete Langevin seconded the motion. All in favor and motion carried.

Ray Marshall's Campground

There was discussion among the members about Ray Marshall's Campground application. It was decided to have Donna call him on Tuesday and invite him to the meeting on May 19th. Donna agreed to call him tomorrow.

Review of Minutes of March 17, 2025

Victoria Kundishora wanted to add in the minutes that she and Bob Gervais asked Andy Morrell about lighting in the parking lot and the access road. That issue was addressed tonight and Donna agreed to add their question in the minutes. Victoria Kundishora made a motion to accept the minutes as corrected. Bob Gervais seconded the motion. All in favor and motion carried.

Other:

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Chair Foley said she has sent all the members of the Board the corrections as suggested by Ben McCall, Limington's Attorney, of the document for definitions related to junk yards. Chair Foley would like to discuss them at our first meeting in June, the 2nd.

Election of Officers:

Bob Gervais nominated Joyce Foley as Chairman. Victoria Kundishora seconded the motion and all in favor. Motion carried. Chair Foley nominated Bob Gervais as Vice Chair of the Board and Victoria Kundishora seconded the motion. All in favor and motion carried.

Bob Gervais made a motion to adjourn at 8:25 pm. Darryl Hubbard seconded the motion. All in favor and motion carried.

These minutes were taken and transcribed by Donna Sawyer, Secretary to the Board.